



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 2/20/2026. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a 20.3-foot by 30.3-foot garage to remain approximately 8' into the 20' building setback.

KPB File No. 2026-017

Petitioner(s) / Land Owner(s): Trinity Christian Center Inc of Soldotna, AK.

Purpose as stated in petition: Asking exception to building setback for garage. Alex Drive constructed and improved in center of ROW. Encroaching structures do not interfere with use and drainage of ROW. Encroaching structures have been in place for several years without issues. Encroaching structures do not interfere with road maintenance or line of sight. Encroaching structures do not create a safety hazard.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, March 16, 2026**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

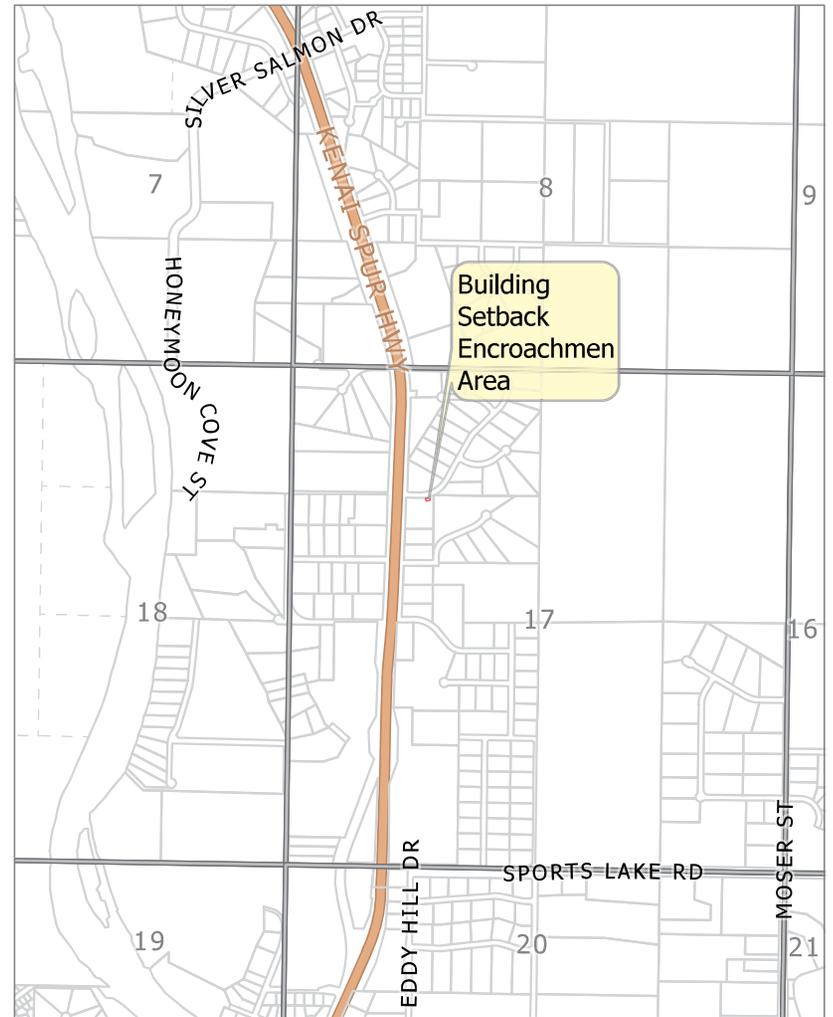
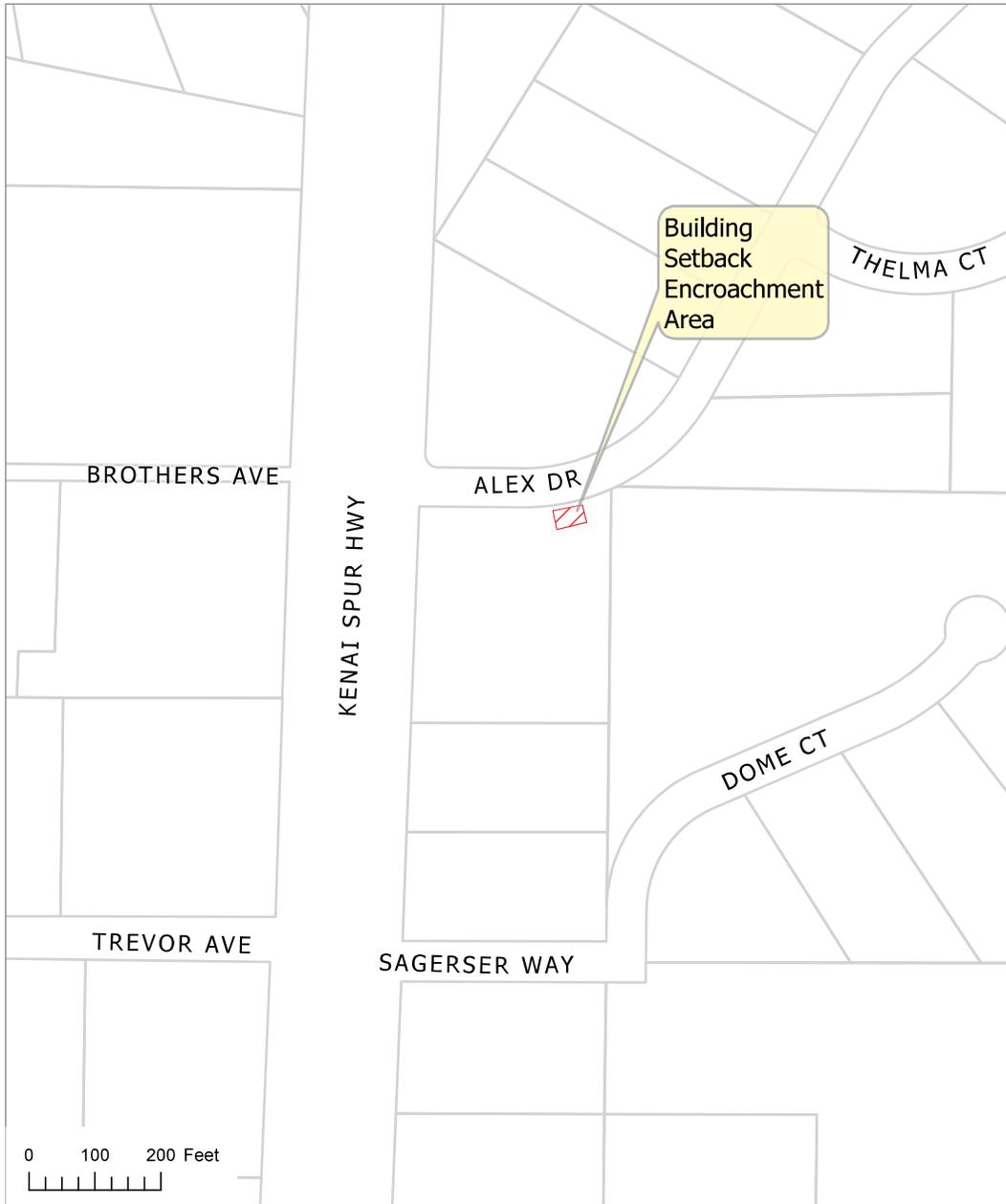
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, March 13, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

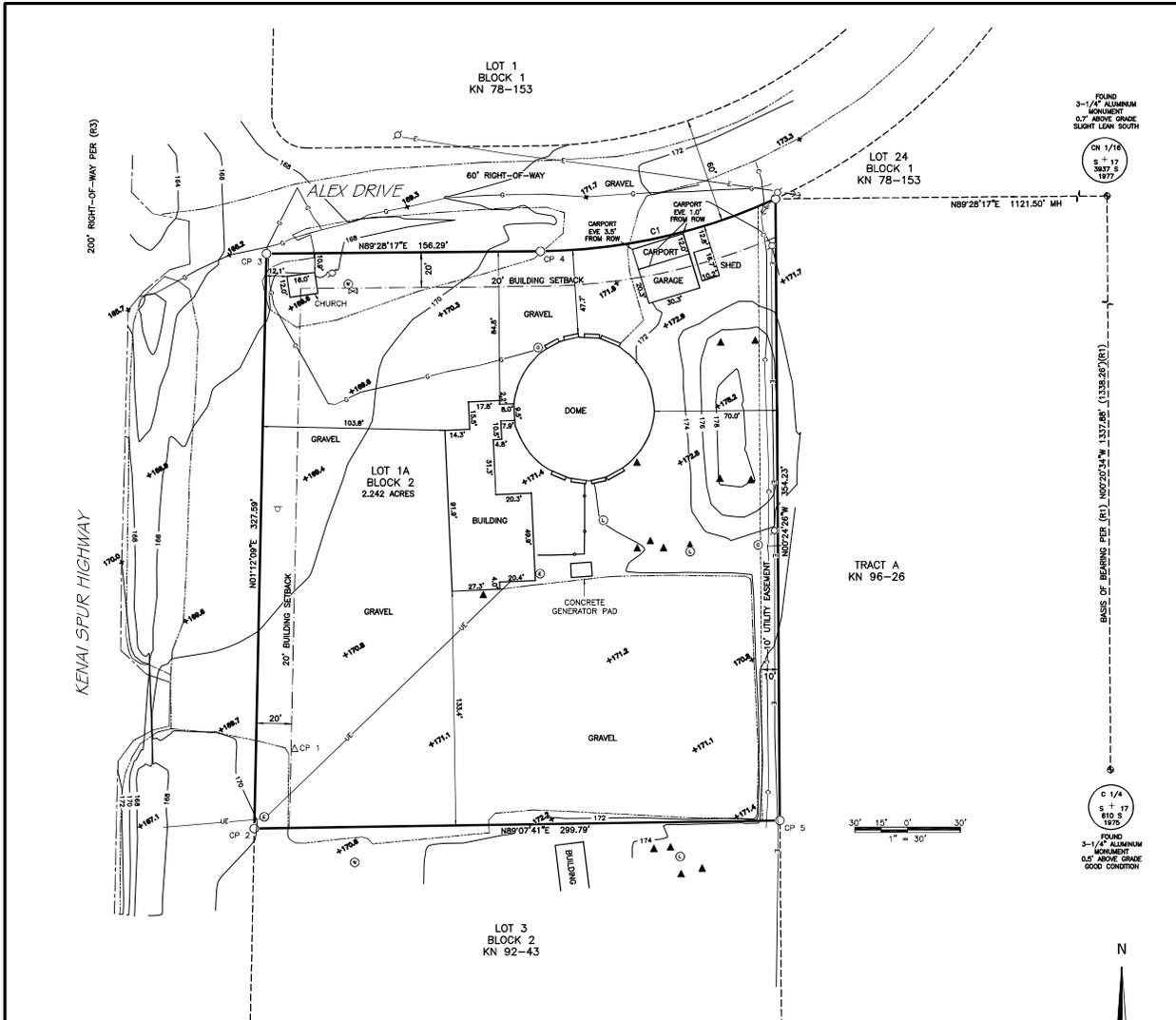
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 2/24/2026



KPB File 2026-017  
T05N R10W SEC17  
Ridgeway



**LEGEND**

⊕	MONUMENT FOUND
○	PROPERTY CORNER FOUND
CP 1	CONTROL POINT NUMBER
△	SPIKE SET
⊚	UTILITY POLE
⊖	GUY ANCHOR
⊓	SIGN POST
⊗	GAS METER
⊕	ELECTRIC TRANSFORMER
⊕	COMMUNICATION PEDESTAL
▲	SEPTIC VENT
⊕	SEPTIC LIFT
⊕	WELL
⊕	WATER VALVE
+90.5'	SPOT ELEVATION
---	PARCEL BOUNDARY
---	ADJACENT PARCEL
---	EASEMENT
---	EDGE ASPHALT
---	EDGE GRAVEL
---	FENCE
---	TREELINE
---	CONTOUR LINE
C	COMMUNICATION LINE
G	GAS LINE
E	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.37'	330.00'	24°01'27"	S77°27'54"W	137.36'

**CONTROL POINTS**

MONUMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2717.605	10616.112	170.95	SPIKE
2	4672.444	9933.128	163.51	REBAR
3	5000.000	10000.000	167.10	REBAR
4	5001.442	10158.283	170.65	ALUM. CAP
5	4477.056	10292.293	172.94	ALUM. CAP

- NOTES**
- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN LLC, MAY 2024.
  - UTILITY LOCATES WERE ORDERED FOR THIS DRAWING. COMMUNICATION, GAS LINES AND OVERHEAD ELECTRIC LINES SHOWN ARE FROM FIELD LOCATES. UNDERGROUND ELECTRIC LINES SHOWN ON THIS DRAWING FROM HOMER ELECTRIC ASSOCIATION AS-BUILT DRAWINGS.
  - ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC HEIGHTS AS DETERMINED BY AN NGS OPUS SOLUTION HOLDING GEOID 12B.
  - THE BASIS OF BEARINGS OF THIS DRAWING FROM MOORING ESTATES SUBDIVISION DUNBAR ADDITION, PLAT NOT RECORDED.
  - THE BASIS OF COORDINATES IS AN ASSUMED COORDINATE SYSTEM.
  - DISTANCES SHOWN HEREON ARE HORIZONTAL U.S. SURVEY FEET DISTANCES REDUCED TO GRID.
  - A TITLE REPORT WAS REFERENCED FOR THIS DRAWING.

**REFERENCES**

(R1) SAGERSER SUBDIVISION NO. 2, PLAT 92-43, KENAI RECORDING DISTRICT

**CERTIFICATE OF SURVEYOR**

I, RYAN SORENSEN 13006-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS SITE SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**KPB 2026-017**

TOPOGRAPHIC SITE SURVEY  
 LOT 1A BLOCK 2 SAGERSER SUBDIVISION TRINITY CENTER REPLAT  
 PLAT 2024-99 KENAI RECORDING DISTRICT  
 SECTION 17 15N R10W SEWARD MERIDIAN, ALASKA



SCALE:  
 1" = 30'  
 DATE:  
 01/13/2025  
 SHEET:  
 1 OF 1